

Medical/Office For Sale or Lease



**701 W. Fairchild St.
Danville, IL 61832**

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
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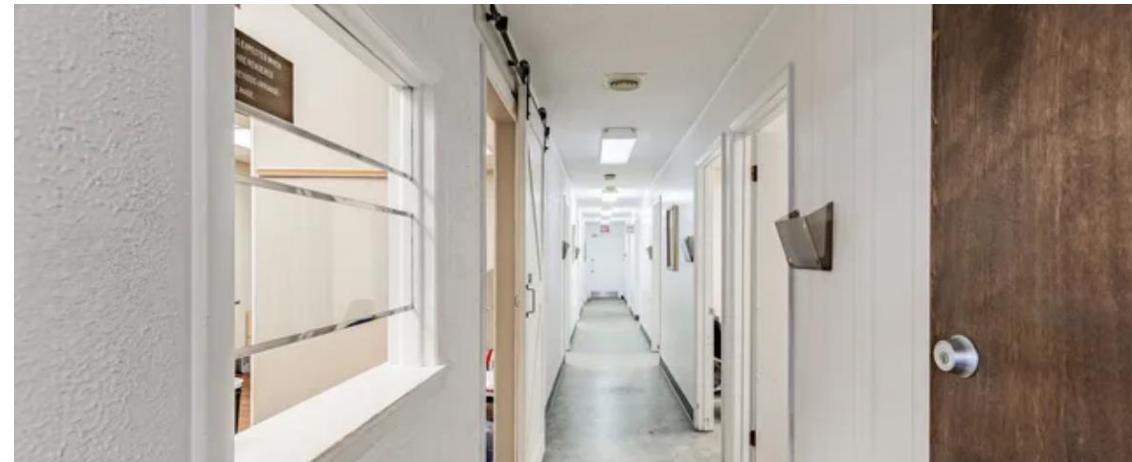
PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for sale or lease this medical/office building located at 701 W. Fairchild St, Danville IL. This bi-level building was constructed in the mid 1970's and was most recently used as a four-tenant medical building.

The current owners are in the process of renovating/rehabing the property however, the lower level (ground floor) is currently available for lease. The upper and lower levels are effectively mirror images of each other and each level features a shared 1,000 SF waiting room and a west and north wing. Each wing is currently set up with 4 exam rooms, 2 offices, reception counter, 2 private offices with restrooms, kitchenette, and public restroom. The lower west wing lower is ADA accessible via a ramp on the west side of the building. The upper level is accessed by two sets of stairs and currently has a built-in chair lift. The building could easily be used as office space.

The property is located on Danville's south side just 3 blocks west of Gilbert st (IL Rt 1./US 136/US150) and 4 blocks northeast of OSF Sacred Heart Medical Center.

PROPERTY OVERVIEW	
Address	701 W. Fairchild St. Danville, IL 61832
Sale Price	\$750,000.00
Lease Price	\$14.00/SF Modified Gross
Building Total SF	9,381 SF
Available SF	2,345 - 9,381 SF
Total Acreage	.49 Acres
Zoning	P1, Professional Office
Year Built	1976
Parking	20
PIN	23-05-109-040
RE Taxes	\$9,627.72– 2023 payable 2024



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FLOOR PLAN

Upper Level



Lower Level



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AERIAL



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PROPERTY HIGHLIGHTS

- Value Add Potential
- Medical Buildout
- Recently Renovated
- Near Existing Medical